



LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT

FRANK DISANDRO

Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING OCTOBER 2018
FOR THE PERIOD ENDING OCTOBER 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-2,553.06 ✓
10/31/18	Vendor Invoice BEGLEY CARLIN & MANDIO 161840 SOLICITOR FOR SALDO; 1843 N.	-292.50	-2,845.56
10/26/18	Cash Receipts LDE ESCROW FUND RECEIPTS DISANDRO ESCROW	3,000.00	154.44
10/31/18	Administration Fee	-29.25	125.19
	BALANCE AT TIME OF STATEMENT..		125.19

Amounts paid for your account have been deducted from funds on deposit with Lower Southampton Township.

However, the balance on this account is below the stipulated balance of \$ 2,000.00. Please remit the amount of \$ 1,874.81 to re-establish the required balance.

cc: Township Engineer
Township Solicitor

req. mail 11.8.18



LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT

FRANK DISANDRO
[REDACTED]
Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-015-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING SEPTEMBER 2018
FOR THE PERIOD ENDING SEPTEMBER 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-2,621.56
09/06/18	Vendor Invoice BEGLEY CARLIN & MANDIO 160698 SOLICITOR FOR SALDO;1843 N	-2,665.00	-5,286.56
09/14/18	Administration Fee	-266.50	-5,553.06 ✓
09/26/18	Cash Receipts LDE ESCROW FUND RECEIPTS FRANK DISANDRO	3,000.00	-2,553.06

BALANCE AT TIME OF STATEMENT.. -2,553.06
THIS STATEMENT REQUIRES IMMEDIATE ATTENTION !

The amounts shown on this statement have been paid on your behalf by Lower Southampton Township. The amount shown above represents a negative balance and must be paid promptly to Lower Southampton Township.

You should maintain a balance of \$ 2,000.00. Your balance is \$ -2,553.06. Therefore please remit \$ 4,553.06 to pay your negative balance, and re-establish the required amount in your account.

cc: Township Engineer
Township Solicitor

reg. mail 10.18.18



LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT

FRANK DISANDRO

Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING SEPTEMBER 2018
FOR THE PERIOD ENDING SEPTEMBER 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-2,621.56 ✓
09/06/18	Vendor Invoice BEGLEY CARLIN & MANDIO 160698 SOLICITOR FOR SALDO; 1843 N	-2,665.00	-5,286.56
09/14/18	Administration Fee	-266.50	-5,553.06
	BALANCE AT TIME OF STATEMENT..		-5,553.06

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You should maintain a balance of \$ 2,000.00. Your balance is \$ -5,553.06. Therefore please remit \$ 7,553.06 to pay your negative balance, and re-establish the required amount in your account.

cc: Township Engineer
Township Solicitor

FRANK DISANDRO

Date 9-24-18

Pay to the Order of Lower Southampton Township \$ 3,000.00

Three Thousand Dollars

For ESROW - 1843 N. Buck Road

BIKT BRANCH BANKING AND TRUST COMPANY
1-800-BANK BKT BKT.com

PROJECT STATEMENT



FRANK DISANDRO

Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING AUGUST 2018
FOR THE PERIOD ENDING SEPTEMBER 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-5,621.56 ✓
08/21/18	Cash Receipts LDE ESCROW FUND RECEIPTS FRANK DISANDRO	3,000.00	-2,621.56
09/06/18	Vendor Invoice BEGLEY CARLIN & MANDIO 160698 SOLICITOR FOR SALDO;1843 N	-2,665.00	-5,286.56
09/14/18	Administration Fee	-266.50	-5,553.06
	BALANCE AT TIME OF STATEMENT..		-5,553.06

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cc: Township Engineer
Township Solicitor

STATE ENGINEER
1843 N. Buck Rd.

FRANK DISANDRO
[REDACTED]
Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING JULY 2018
FOR THE PERIOD ENDING JULY 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-536.81
07/25/18	Vendor Invoice TRI-STATE ENGINEERS & LAND SURVEYOR 2018-02786;ENGINEER REVIEW FOR	-2,014.50	-2,551.31
07/31/18	Vendor Invoice BEGLEY CARLIN & MANDIO 160212;SOLICITOR FOR SALDO;1843 N	-1,040.00	-3,591.31
07/31/18	Vendor Invoice TRI-STATE ENGINEERS & LAND SURVEYOR 2018-02855;ENGINEER FOR SALDO;	-1,568.00	-5,159.31
07/31/18	Administration Fee	-462.25	-5,621.56
	BALANCE AT TIME OF STATEMENT..		-5,621.56

THIS STATEMENT REQUIRES IMMEDIATE ATTENTION !

The amounts shown on this statement have been paid on your behalf by Lower Southampton Township. The amount shown above represents a negative balance and must be paid promptly to Lower Southampton Township.

You s
\$ -5,
balan

cc: T
T

FRANK DISANDRO

8-20-18

Date

Pay to the Order of Lower Southampton Twp \$ 3,000.

Three thousand Dollars

BB&T BRANCH BANKING AND TRUST COMPANY
1-800-BANK BB&T BB&T.com

For ESAL 1843 BUCK RD.

S-17-04

MP

on!
it
ayment

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Frank DiSandro**Leaserville Pa 19053*

9590 9403 0275 5155 3831 51

2. Article Number (Transfer from address label)

7015 0640 0004 1234 4023

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

AUG 14 2018

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☒ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

TON TOWNSHIP

e Ave
A 19053

ATEMENT

Customer

FDISAN

Project

S17-04

ANK DISANDRO
N. BUCK ROAD
OR SUBDIVISION
21-019-013-2

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

E204 HET 4000 0490 5102

FOR THE PERIOD STARTING JULY 2018

FOR THE PERIOD ENDING JULY 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-536.81 ✓
07/25/18	Vendor Invoice TRI-STATE ENGINEERS & LAND SURVEYOR 2018-02786;ENGINEER REVIEW FOR	-2,014.50	-2,551.31
07/31/18	Vendor Invoice BEGLEY CARLIN & MANDIO 160212;SOLICITOR FOR SALDO;1843 N	-1,040.00	-3,591.31
07/31/18	Vendor Invoice TRI-STATE ENGINEERS & LAND SURVEYOR 2018-02855;ENGINEER FOR SALDO;	-1,568.00	-5,159.31
07/31/18	Administration Fee	-462.25	-5,621.56
	BALANCE AT TIME OF STATEMENT..		-5,621.56

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You should maintain a balance of \$ 2,000.00. Your balance is \$ -5,621.56. Therefore please remit \$ 7,621.56 to pay your negative balance, and re-establish the required amount in your account.

cc: Township Engineer
Township Solicitor

Cert. Mail 8.10.18

1843 N. BUCK RD.



LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT

FRANK DISANDRO

Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING MARCH 2018

FOR THE PERIOD ENDING JUNE 2018

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		89.09 ✓
06/05/18	Vendor Invoice BEGLEY CARLIN & MANDIO 159172;SOLICITOR FOR SALDO;1843 N.	-325.00	-235.91
06/14/18	Administration Fee	-32.50	-268.41
06/20/18	Vendor Invoice BEGLEY CARLIN & MANDIO 159622;SOLICITOR FOR SALDO;1843 N.	-195.00	-463.41
06/20/18	Vendor Invoice TRI-STATE ENGINEERS & LAND SURVEYOR 2018-02636;SALDO REVIEWS,DISANDRO	-49.00	-512.41
06/28/18	Administration Fee	-24.40	-536.81
	BALANCE AT TIME OF STATEMENT..		-536.81

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You should maintain a balance of \$ 2,000.00. Your balance is \$ -536.81. Therefore please remit \$ 2,536.81 to pay your negative balance, and re-establish the required amount in your account.

cc: Township Engineer
Township Solicitor

reg. mail 6.29.18

12/21/2018

LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT



FRANK DISANDRO
[Redacted]
Feasterville, PA 19053

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING OCTOBER 2017
FOR THE PERIOD ENDING NOVEMBER 2017

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-1,748.76
11/08/17	Vendor Invoice TRI-STATE ENGINEERS & LAND SURVEYOR SALDO Engin. review; S17-04; DiSandro	-894.00	-2,642.76
11/09/17	Administration Fee	-89.40	-2,732.16
			-2,732.16

BALANCE AT TIME OF STATEMENT..
THIS STATEMENT REQUIRES IMMEDIATE ATTENTION !

The amounts shown on this statement have been paid on your behalf by Lower Southampton Township. The amount shown above represents a negative balance and must be paid promptly to Lower Southampton Township.

You should maintain a balance of \$ 2,000.00. Your balance is \$ -2,732.16. Therefore please remit \$ 4,732.16 to pay your negative balance, and re-establish the required amount in your account.

cc: Township Engineer
Township Solicitor

FRANK DISANDRO
[Redacted]
12-1-17
PAY to the order of Lower Southampton Township \$3,000.00
three thousand Dollars
BANK OF AMERICA BANKING AND TRUST COMPANY
For Escrow Account
[Redacted]

if your payment

IMG_2385.jpg



LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

FRANK DISANDRO
[REDACTED]
Feasterville, PA 19053

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING JULY 2017
FOR THE PERIOD ENDING SEPTEMBER 2017

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		-68.51
09/20/17	Vendor Invoice BEGLEY CARLIN & MANDIO Solicitor for SALDO S17-04 153018	-1,527.50	-1,596.01
09/20/17	Administration Fee	-152.75	-1,748.76
			-1,748.76

BALANCE AT TIME OF STATEMENT..
THIS STATEMENT REQUIRES IMMEDIATE ATTENTION !

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You should maintain a balance of \$ 2,000.00. Your balance is \$ -1,748.76. Therefore please remit \$ 3,748.76 to pay your negative balance, and re-establish the required amount in your account.

cc: Township Engineer
Township Solicitor

reg. mail 9.26.17



LOWER SOUTHAMPTON TOWNSHIP

1500 Desire Ave
Feasterville, PA 19053

PROJECT STATEMENT

Frank DiSandro
[REDACTED]

Customer	FDISAN
Project	S17-04
FRANK DISANDRO 1843 N. BUCK ROAD MINOR SUBDIVISION TP#21-019-013-2	

STATEMENT OF ACCOUNT

FOR THE PERIOD STARTING MAY 2017
FOR THE PERIOD ENDING MAY 2017

Date	Description	Amount	Balance
	BALANCE AT BEGINNING OF PERIOD.....		2,000.00 ✓
05/30/17	Vendor Invoice BEGLEY CARLIN & MANDIO solicitor reviews F.DiSandro S1704	-195.00	1,805.00
05/31/17	Administration Fee	-19.50	1,785.50
	BALANCE AT TIME OF STATEMENT..		1,785.50

Amounts paid for your account have been deducted from funds on deposit with Lower Southampton Township.

However, the balance on this account is below the stipulated balance of \$ 2,000.00. Please remit the amount of \$ 214.50 to re-establish the required balance.

cc: Township Engineer
Township Solicitor

*Reg. mail
6.7.17*

12/21/2018

IMG_2389.jpg

Date of Application 4-10-17

OWNER OF RECORD Lower 00-10

Name Frank Disandro \$ 2,000.00

Address 1843 N. Buck Rd.

APPLICANT: Escrow 1843 N. Buck Rd.

Name S. Disandro

Address _____ E-Mail Address _____

AGENT or ATTORNEY: _____

Name _____

RECEIPT DATE APRIL 13, 2017 NO. 5270

RECEIVED FROM FRANK DISANDRO

ADDRESS 240 ELMWOOD AVENUE STE 6

FEASTERSVILLE, PA 19053 DOLLARS 2000.00

☐ FOR RENT ☐ FOR SIT-04 = 1843 N. BUCK ROAD

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>2000.00</u>	CHECK	<u>239</u>
BALANCE DUE		MONEY ORDER	

SUBDIVISION _____

Number of lots 2

Average sales price of structures to be built TBD Linear feet of new streets 0

Restrictions, covenants, etc. under which lots are to be sold _____ copies are attached

Improvements to be made, by the applicant, to the

Curbs _____

Park Land _____

Storm Drainage _____

Monuments _____

Sidewalks _____

Street Lighting _____

Sewage Disposal _____

Period required for the completion of all items: _____

Attached is a legal description of the land, as _____

PLEASE CHECK APPROPRIATE SUB/

Preliminary _____ Preliminary/Final X

Sketch Plan _____ Conditional Use _____

LWR SOUTHAMPTON TOWNSHIP FEASTERSVILLE

DUPLICATE RECEIPT

REG 04-13-2017 (THU) 12:18

C01 MC#01 118512 CT 1

1 SUB ESCROW \$2000.00

DISANDRO TL \$2000.00

CHECK \$2000.00

Signature of Owner _____

Page 2 of 7

SUBDIVISION AND LAND DEVELOPMENT

Date of Application: MARCH 31, 2017 Fee(s) Paid: \$1500.00 File Number: S17-041

OWNER OF RECORD OF LAND:

Name Frank DiSandro

Address 1843 Buck Road Feasterville
PA 19053

~~\$5000.00~~ escrow
\$2000.00

Telephone Number [REDACTED]

E-Mail Address [REDACTED]

APPLICANT:

Name Same as Owner

Telephone Number _____

Address _____

E-Mail Address _____

AGENT or ATTORNEY:

Name _____

Telephone Number _____

Address _____

E-Mail Address _____

REGISTERED ENGINEER or SURVEYOR:

Name [REDACTED]

Telephone Number [REDACTED]

Address [REDACTED]

E-Mail Address [REDACTED]

NAME of SUBDIVISION:

Frank DiSandro - 1843 Buck Road

Recorded Date _____

Deed Book Number _____

Page Number _____

Zoning Classification R-1

Area of land to be subdivided (in acres) 3.4

Number of lots 3

Average sales price of structures to be built TBD

Linear feet of new streets 0

Restrictions, covenants, etc. under which lots are to be sold _____ copies are attached

Improvements to be made, by the applicant, to the subject land:

Curbs _____
Park Land _____
Storm Drainage _____
Monuments _____
Sidewalks _____
Street Lighting _____
Sewage Disposal _____

Water Supply and Fire Hydrants _____
Widening of Existing Streets _____

Other (please describe) _____

PAID

APR 13 2017

LOWER SOUTHAMPTON TWP.

Period required for the completion of all items listed in section above _____

Attached is a legal description of the land, as set forth in the deed _____ (please confirm with a ☒)

PLEASE CHECK APPROPRIATE SUBMISSION

Preliminary _____
Sketch Plan _____

Preliminary/Final ☒ Final _____
Conditional Use _____

Signature of Owner [Signature]

Page 2 of 7

SUBDIVISION / LAND DEVELOPMENT Worksheet

Address: 1843 BUCK ROAD N

Tax Parcel # 21-019-013-2

Application Date: APRIL 13, 2017

CASE #

Filing Fee: \$ 1500.00

Expiration Date: AUGUST 31, 2018
JULY 13, 2017
3 months after application date

S17-04

Escrow Fee: \$ 5000.00

APPLICATION CHECKLIST: ☐ Application ☐ Plans ☐ BCPC Application ☐ Storm Water Study ☐ Traffic Study

APPLICANT(S):

ATTORNEY(S)

FRANK DISANDRO
1843 BUCK ROAD
FEASTERVILLE, PA 19053

N/A

215-953-1935 / FRANKDS@VERIZON.NET

1. TRI-STATE ENGINEER REVIEW
(Cover Letter, Application, Plan, Storm Water Study)

☒ Date Sent: 04-17-2017
☒ Date Received back: 05-24-2017

2. Bucks County Planning Review
(Application, Plan) APPLICANT SENT

☐ Date Sent: 04-03-2017
☒ Date Received back: 04-18-2017

3. Traffic Engineer Review
(Cover Letter, Application, Plan, Traffic Study)

☐ Date Sent: _____
☐ Date Received back: _____

4. COPY SENT TO SOLICITORS

☒ (Application, Plan) DILLON & MEGINNISS
Date Sent: 04-17-2017

5. Environmental Advisory Review

(Cover Letter, Application, Plan)
☒ Date Sent: 04-17-2017
☐ Date Received Back: _____

7. Fire Marshal Review

(Application, Plan)
☒ Date Sent: 04-17-2017
☒ Date Received Back: 05-08-2017

PLANNING COMMISSION
MEETING DATE:

MAY 2, 2017

1. NOTIFY APPLICANT, ATTORNEY: as soon as meeting date is selected

☒ Date mailed: 04-03-2017 04-17-2017

2. NOTIFY RESIDENTS and TOWNSHIPS (Northampton, Upper Southampton, Middletown, Bensalem, Lower Moreland and Philadelphia: 1 week before

☒ Date mailed: 04-25-2017

3. SEND OUT PACKAGES & AGENDA: 1 week before

☒ Date sent: 04-25-2017

1. NOTIFY APPLICANT, ATTORNEY, APPLICANT ENGINEER OF TENTATIVE BOS DATE:

☒ Date E-mailed: 05-03-2017 05-30-2017

2. EMAIL COURT REPORTER [donboblehmann@aol.com]: 1 week prior [FRIDAY]

☒ Date called: 05-03-2017 06-05-2017

3. LEGAL AD / NOTICE: Send info to Courier 1 week prior [FRIDAY] 05-15-17

☒ Date of Ad to run 1 day [Tuesday] prior to meeting: 05-23-2017

4. NOTIFY APPLICANT, ATTORNEY, RESIDENTS and and TOWNSHIPS

(Northampton, Upper Southampton, Middletown, Bensalem,

Lower IV [FRIDAY]

☒ Date

5. MAKE

☒ Date

6. SEND

☒ Date

Bucks C

Notes:

BOARD OF SUPERVISORS
MEETING DATE:

MAY 24, 2017

JUNE 14, 2017

S17-04: FRANK DISANDRO

Disandro

S-2-18

letter

[FRIDAY]

[FRIDAY]

Chadrow

and them to bring books

317-04: D
1843 N. B
21-019

EDGE OF PAVING
SOIL BOUNDARY LINE



TRI-STATE ENGINEERS AND LAND SURVEYORS, INC.
Civil Engineers • Sanitary Engineers • Municipal Engineers • Land Surveyors • Land Planners
801 W. Street Road Feasterville, Pennsylvania 19053
Telephone: 215-357-5950 Fax: 215-357-2836 Website: www.tse-ls.com

May 24, 2017

Lower Southampton Township
1500 Desire Avenue
Feasterville, PA 19053

ATTN: Carol Drioli, Zoning Officer

RE: Frank DiSandro
Proposed Major Subdivision
1843 Buck Road
T.M.P. #21-019-013-002
Lower Southampton Township
Project #17-04017

Dear Ms. Drioli:

Tri-State Engineers has completed our review of the plans and documents for the above-referenced project. The submitted information includes the following:

- Preliminary/Final Application for a three (3) lot single-family dwelling subdivision.
- Copy of the Bucks County Recorder of Deeds cover sheet for a deed with John DiSandro, Grantor to Frank DiSandro, Grantee.
- Six (6) sheet set of plans listed "Preliminary Plan of Subdivision, 1843 Buck Road, made for Frank DiSandro", dated March 10, 2016 prepared by Eastern/Chadrow Associates, Inc. of Warminster, PA.
- Post Construction Stormwater Management Report dated March 10, 2016 also prepared by Eastern/Chadrow Associates, Inc.
- Erosion & Sediment Control Report dated March 10, 2016 prepared by Eastern/Chadrow Associates.

General Information

The plan proposes the subdivision of a single lot of 3.42 acres into three lots. The existing parcel is now occupied by one single family dwelling. The two new lots are proposed to each contain a single family dwelling. The plan proposes that the new dwellings be served by public water and sewer. Grinder pumps and force mains are proposed for each of the new dwellings with the force mains connecting to the public sewer on Buck Road. The plan proposes that a common access and utility easement be created along the length of the existing driveway from Buck Road. Buck Road is a PennDOT highway and, as such, a PennDOT Highway Occupancy Permit application will be necessary. The Preliminary Plan, Sheet 1 of 6, indicates the applicant has been before the Township Zoning Hearing Board and has received relief from Section 403.B. of the Zoning Ordinance concerning minimum lot width. Lot #1 containing the existing dwelling is allowed to have a lot width of 89.2 feet where the minimum in the R1 Residence District is 100 feet. Lots #2 and #3 are allowed lot widths equal to twenty-five (25) feet.